

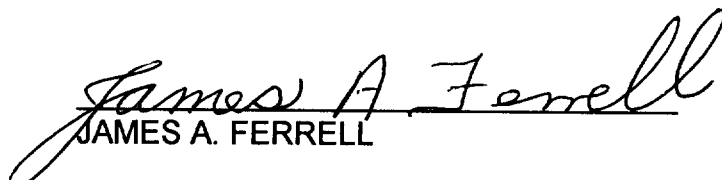
WARRANTY DEED


FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, WE, JAMES A. FERRELL AND WIFE, JUDITH ANN FERRELL do hereby sell, convey and warrant unto PRESTIGE ENTERPRISES, INC. the following described real property located and situated in DeSoto County, Mississippi, and more particularly described as follows, to-wit:

Lot 22, Section A, Royette Austin Subdivision, in Section 6, Township 2 South, Range 6 West, DeSoto County, Mississippi, as shown by plat appearing of record in Plat Book 3, Pages 9-10, in the office of the Chancery Clerk of DeSoto County, Mississippi.

There are expressly excepted from the warranty of this deed: the 2002 tax assessments and liens which attached by operation of law on January 1, 2002, but which taxes are not due and payable until on or after January 1, 2003; any encroachments or matters which an accurate and current survey of said real property might disclose; all public utility and drainage district easements and road right-of-ways lying on, over or across said property; and, all zoning and subdivisions regulations of DeSoto County, Mississippi.

WITNESS OUR SIGNATURES this the 30 day of January, 2002.


JAMES A. FERRELL


JUDITH ANN FERRELL

STATE MS. - DESOTO CO. *ml*

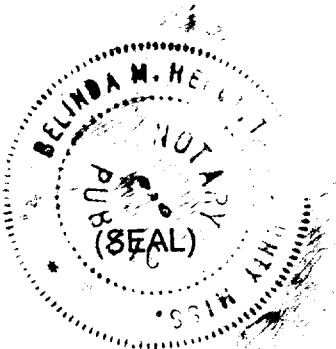
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BK 410 PG 793
W.E. DAVIS CH. CLK.

STATE OF MISSISSIPPI

COUNTY OF Tate

PERSONALLY appeared before me, the undersigned authority, in and for the said county and state, on this 30th day of January, 2002, within my jurisdiction, the within named JAMES A. FERRELL AND WIFE, JUDITH ANN FERRELL, who acknowledged that they executed the above and foregoing instrument.

Belinda M. HeratTITLE: NOTARY PUBLICMy commission expires: 11-19-03

ADDRESS OF GRANTOR:
5674 Hwy 301 No.
Walls, MS. 38680
662-781-1462
na

ADDRESS OF GRANTEE
4413 Hwy 51 So.
Senatobia, MS. 38668
662-562-5238
na

Sectional Index: Lot 22, Sec. A Roytte Austin Subd. Sc. 6, T2S, R8W, DeSoto Co. MS.